

Property Lines
 Property Line
 Hydrographic Property Line
 Right of Way Line
 Town Boundary
 Lot Lines
 Former Property Line
 Subdivision Lot Line
 Easements
☐ Adjacent Towns Parcels

- **Trails**
- **Rail Lines**
- Structures**
 - Building
 - Outbuilding or Misc.
 - Deck, Porch, Stairs
 - Mobile home, Trailer
 - Swimming Pool
 - Building Ruins
 - Foundation or Construct
 - Water storage tank

- Streams
- Major Culverts
- Hydro Connector
- Headwalls, Floodwalls
- Landcover
 - Brush & Scrub Vegetation
 - Tree & Forest Vegetation
 - Cultivated field
 - Gravel pile
 - Quarry
 - Misc. Impervious Surface
 - Sidewalks

Horizontal Datum: IGA Southeastern Coastlines System
Vertical Datum: IGA Southeastern Coastlines Tidal Plane
Planimetric & Topographic basemap compiled at "7-mgd scale from March, 2009 Aerial Photography". Proofs compiled to match the basemap; revisions are ongoing.

The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition, regulatory interpretation, or property conveyance purposes. Utility structures & underground utility locations are approximate & require field verification.

The Town of Amherst makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of these data, & does not assume any liability associated with the use or misuse of these data.

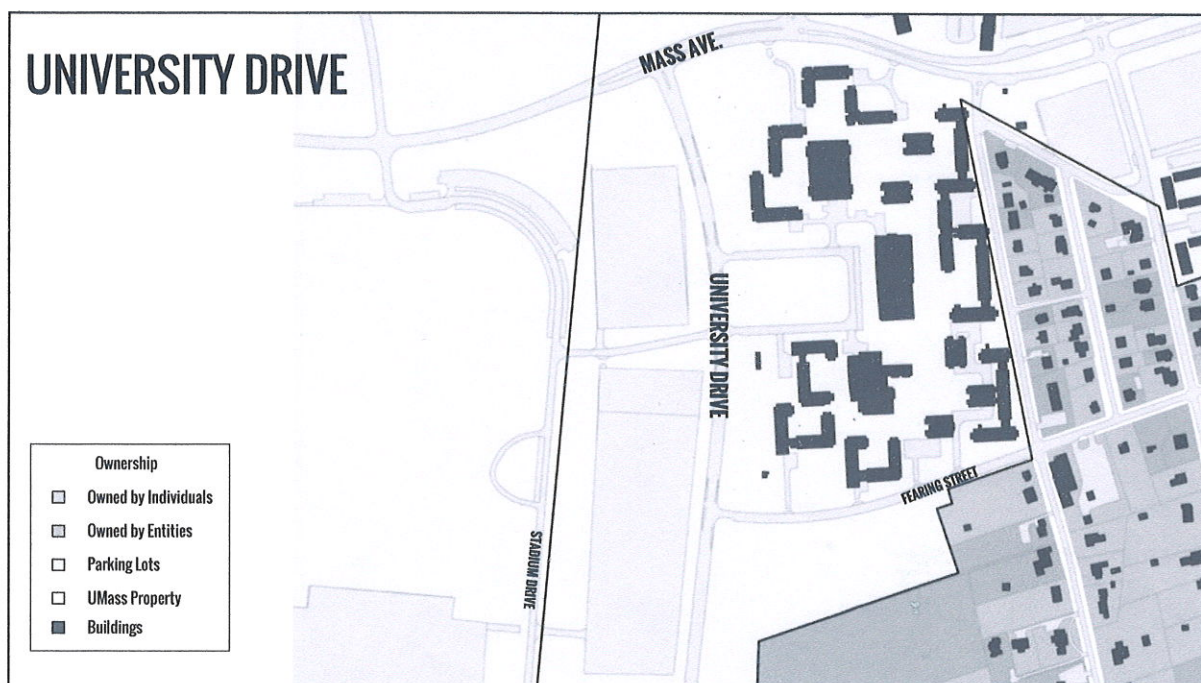
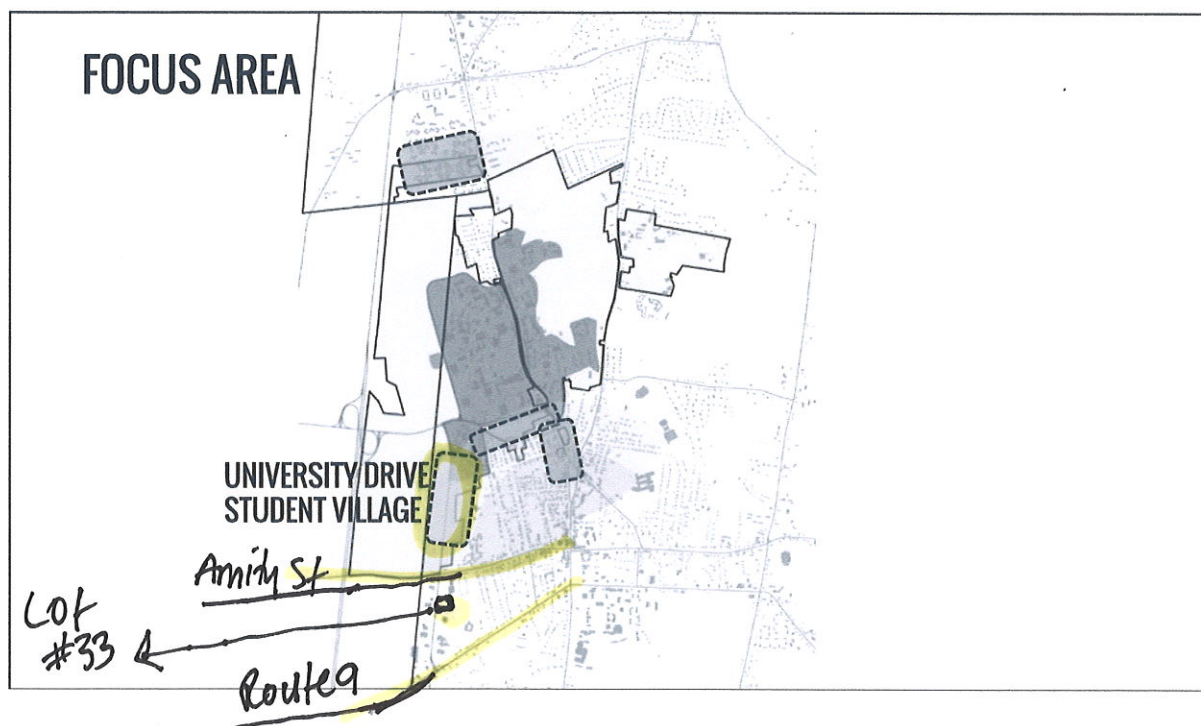
 $1'' = 200 \text{ ft}$ 

amherstma.gov/maps

February 16, 2016

Please vote NO on Warrant Article 28 Zoning Change, OP to BL from Anne Marley, owner 100 University Dr.

1. **From the Amherst Zoning Bylaw: “OP Office Park** The purpose of the OP District is to provide areas for office and limited research activities. To this end, the standards and regulations are intended to limit the types of uses and to provide for a clean, open and quiet environment that will not adversely impact adjoining residential areas.” This lot abuts Charles Lane and the Arbors, along with several businesses.
2. The owners of the lot want to make 6+ times their initial investment on this property. I know for a fact they turned down an offer that was 3 times what they paid, I assume there may have been others. That is why this lot remains undeveloped. Reasonable offers, with NO zoning change required, were rejected.
3. Student housing will negatively impact the 100% commercial, business and office park zone. Until recently I was a landlord to students for more than 20 years. I am well acquainted with student behavior, including partying, playing sports, increased noise levels, pulling in and out of driveways numerous times daily, having friends over with inadequate parking, 2 spaces per townhouse unit are proposed. The list can go on. I like students, my son is one, but this is not the place for them to live. Putting 100+ students on approximately 3.2 buildable acres of land, wedged between a residential neighborhood, an assisted living facility and an office building does not make good planning sense to me. I also worry about a bait and switch scenario, what would prevent another huge apartment building from being constructed here if you allow the zone change? This is a quiet, peaceful neighborhood where professional business is conducted. OP is the correct zoning for this lot.
4. This lot, along with ours next to it, act as a basin for runoff coming down the hill from Charles Lane and Blue Hills Road. Flooding is known to occur on this portion of UD. The storm drainage system under and around University Dr. is notoriously inadequate. The developer’s engineer suggested installing a larger pipe for run off but dumping water into a dysfunctional infrastructure at a faster rate sounds problematic.
5. The gentleman who has been farming the land for about a decade told Gazette reporter, Scott Merzbach “It’s been wonderful for us because it’s just wet enough, and the water is close enough to the surface, so that we don’t have to irrigate.” (Mar. 10, 2016) That’s how wet it is, no watering is needed for crops.
6. The roadway will not support the increased traffic. Please refer to the Santec Traffic Study solicited by the Town of Amherst in 2008. The study was conducted solely for this portion of UD, from Amity St. to Route 9. It concluded with 2 proposals for remediation of the insufficient traffic flow, neither of which has been implemented. Traffic has only increased since the study was done.
7. The planning board is going to discuss BL zoning density for 5 unique areas of Amherst. They decided further study is warranted and density change proposals may be put forward at Fall TM. At the very least, why not wait for that study before proceeding?
8. The Town’s Master Plan does not advocate a zone change for the lot.
9. UTAC, or Town-Gown as it’s informally known, identified North University Drive as a potential site for development of student housing, not this part of UD, which is south of Amity St. North University Drive would be a perfect spot for this development.
10. 4 tax-paying abutters objected to the zone change, not 2 as Planning Board report states. 3 appeared in person, one objected via a letter that was available to the public at the March 2, 2016 Planning Board meeting. Who exactly benefits from a zone change?
11. A zone change is forever.
12. If Amherst truly supports business, you will vote no on this proposal.



Hello Everyone,

Thank you for allowing me to speak tonight. I'm Anne Marley. My children and I own 100 University Dr. the office building next to lot 33. First of all I wish to point out that 4 abutters objected to the zone change at the planning board meeting in March. Not 2 as the board's report states. Three appeared in person, one wrote a letter against. Here is a map of the area with the objecting abutters noted.

Here is a list of concerns for you to consider.

Lot 33 was sold in 2003 to its current owner, for \$231,000. The owner wants to maximize his profit on the sale of the land. That is understandable of course, but there have been several reasonable offers to buy the land without a zone change, just not for the kind of money a residential developer is willing to pay. The current offer, from a developer known as UMass New Build LLC, out of Virginia, is for 1.5 million dollars. I do not want you to get the impression that the only way for this lot to ever be developed is to change the zoning. That is just not accurate. It is true that residential development will net the current owner a higher sale price, but at what cost to the neighborhood?

When my late husband Dave Marley bought our building out of bankruptcy in 2004, we had ~~just~~ one paying tenant, Connecticut Valley Oral Surgery Associates. The Town of Amherst was getting zero dollars in taxes from the property, and in fact taxes were significantly in arrears. We had to make costly renovations to the building, including installing an elevator. We have worked hard to increase our tenant base, and we have many reputable professionals renting space at 100 UD. We pay our taxes on time, even when we have a vacancy as we currently do. Last year we paid the Town more than \$45,000 in taxes.

What if our tenants don't want to work in a building located next to student housing? They might decide to move out. How will that help us or the Town? Businesses go bankrupt every day, I don't want mine to be one of them. This zone change proposal is for Limited Business but there is absolutely no business proposed for the development. I am concerned about a bait and switch scenario that could allow another huge apartment building to go in. *here. if you change the zoning.*

The UMass Town of Amherst Collaborative or UTAC has proposed University Drive as a focus area for student housing. It is North University Drive that is proposed. Here is a map of the area, north of Amity St., Lot 33 is south of Amity.

In closing I ask that you vote to support business and say NO to this zoning change.